

Minutes for the
Daggett County Planning & Zoning Special Work Meeting
March 24, 2016 5:30

Members present: Chad Reed, Brian Raymond, Joe Jacobs

Members absent: Woody Bair, Al Ladeau. Both excused

Guest present: Niel Lund, county attorney.

1. Welcome and call meeting to order: Woody Bair appointed Chad Reed to act as chair in his absence. Carrie states this at the end of the meeting. Chad Reed welcomed everybody and called the meeting to order at 5:30 PM.

2. Public comments: no public comments.

3. Consideration & Discussion: Approval of minutes from March 2, 2016. Brian motioned to approve the March 2, 2016 minutes with the change of approved to approve in item 3, change of possible to possibly in item 4, 8-6C-4 and an extra space before business and contractors' under Signs. Under Chapter 8, Subdivisions change from "went over" to reviewed. Chad seconded. All in favor, motion passed.

4. Consideration & Discussion: Review of Daggett County Ordinances. Chapter 8, Subdivisions and review Chapter 2, Definitions. Niel will check on formatting in Chapter 8, should it be 8A, 8B, etc. Niel explained to Joe Jacobs the process of codification since he is a new board member. Carrie found that Chapter 11 had not printed so she supplied everybody with a copy. Niel said the board has reviewed quite a bit of Title 8 already. The board skipped Chapter 2, definitions and rules, and 8-8-b, definitions for the Subdivision section because the board had previously reviewed the definitions prior to this. Carrie supplied the board with a copy of the definitions that had been previously approved.

8-8B-1: Definitions: In 8-2-3 the definition for Subdivision is the state code definition. Neil read what Sterling had provided as a definition for subdivision and it is the same as what the board had previously approved other than formatting. Niel said the question is do we want to include this definition at the beginning of chapter 8 or in the subdivision section or both? Niel said the only definitions you should have in the subdivision section is definitions that apply strictly to subdivisions. Niel suggested adding a definition for Developing Activity as in state code. After discussion the board decided to have all the definitions in Chapter 2 definitions and rules, 8-2-3. In chapter 8; Subdivision reference back to section 8-2-3 for definitions.

Board of County Commissioners or County Commission: The Daggett County board of county commissioners.

Building Permit: Written permission issued by the county building official for the construction, repair, alteration or addition to a structure. Yes to suggestion to change building official to building inspector.

Cluster subdivision: keep

County: keep as defined in Title 8, but Defined in Title 1, chapter 3 as The County of Daggett, State of Utah.

Gas Corporation: keep

Interstate Pipeline Company: keep but research if used in code.

Intrastate Pipeline Company: keep but research if used in code.

Legislative Body: keep

Lot Line Adjustment: Discussion regarding if a lot line adjustment requires a survey or not. The state definition does not say if one is required or not. Carrie will check with Keri Pallesen, county recorder, as far as what she will require for recording. Niel isn't sure if definitions are the proper place put that a survey is required. Niel advised putting it in the title itself where it talks about the requirements. Niel found State code chapter 17-27a-522 and read it. It also does not say if a survey is required but does say a legal description is required. To get a legal description you would have to have a survey unless you are on section lines. Final decision after this was to take out the need of a survey since it says you must have a legal description in state code.

Metes and Bounds: keep

Municipality: keep

Official Map: change to read "The same meaning as provided in Utah Code Annotated, Section 72-5-401, as amended. "

Person: keep. Listed different in Title 3.

Planning Commission: Sterling recommended to take out the and zoning and (see land use authority) as defined in Chapter 2 and keep this definition.

Plat: Yes to the update that Sterling made of section 17-27a-603 et seq.

Plat, final: keep

Plat, preliminary: keep

Record of Survey map: keep

Sketch Plan: keep

Special District: All entities established under the authority of Utah Code Annotated title 17AB, ~~special~~ local districts, and any other governmental or quasi-governmental entity that is not a county municipality, school district or unit of the state. Yes to cross out of A and special.

Street: Keep the definition in Chapter 2 not this one.

Subdivision: Use definition in Chapter 2, same as state code.

Unincorporated: keep

Zoning Administrator: Brian will check to see if this term is used in the ordinance and if so keep definition as follows; The County Commission shall designate a staff person to carry out the responsibilities of the Zoning Administrator. The staff person designated is referred to in this ordinance as the "Zoning Administrator." It is the responsibility of the Zoning Administrator to ensure all processes, procedures and other provisions of this Ordinance are consistently and equitably administered.

The board decided to compare the definitions in Chapter 2 to what they had already worked on in the past.

8-2-1: General Rules for Construction of Language: OK

8-2-2: Time Computation: OK

8-2-3: Definitions:

Accessory Building: Keep

Agriculture: keep

Apartment House: keep

Appeal authority: take out

Automobile Graveyard: keep

Basement: keep

Billboard: keep, but Brian will check on.

Boarding house: keep.

Building: keep

Building Permit:

Planning Commission: The county planning ~~and zoning~~ commission of Daggett County. Yes to strikeouts and yes to bold text of Planning.

Charter School: Brian will check on and keep if used in Ordinance.

Conditional Use: use state code definition; Means a land use that, because of its unique characteristic or potential impact on the county, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Contiguous: keep

Drive-in refreshment stand: keep

Dwelling: keep

Dwelling-four family: keep

Dwelling, Multi family: A building or structure occupied as or designed or intended for occupancy as a residence for more than one (1) family and containing two (2) or more separate dwelling units which may be separated vertically or horizontally, but not including commercial lodging or bed and breakfast inns. Each dwelling unit shall have a minimum living quarters area of ~~850~~ 800 square feet and the structure must be a minimum of ~~45~~ 40 feet wide, facing the street, and 20 feet deep. The minimum rental period for a multi-family dwelling shall be 30 days.

Dwelling, overnight rental: Discussion regarding being able to allow overnight rental for less than 30 days. Leave as is for now.

One or more rooms in a dwelling apartment, hotel or apartment motel, designed for or occupied by one family for living or sleeping purposes and having one but not more than one kitchen or set of fixed cooking facilities, other than hot plates or other portable cooking units, and having its own sanitary facilities. Sterling says it appears the term being defined is missing, unless it is connected with "dwelling overnight rental". Can the county clarify? Brian will check on.

Dwelling, single family: keep

Dwelling, two-family: keep

Family: keep

Farm: Brian will check to see if used in the ordinance, if so keep and check on size of 20 acre requirement.

Frontage: keep

Garage, public: keep

Guest: keep

Guest Ranch: keep. Strikeout **(Amended)**.

Guesthouse: Keep definition. Discuss in future as guesthouse is not listed as a use anywhere. It is mentioned in the definition for lot.

Guestroom: Brian will check to see if used in ordinance.

Home occupation: keep and leave as is. Do not omit **or emergency treatment**.

Hotel: keep

House, boarding. Change to Boarding House, keep definition.

Junk: keep

Junk Yard: keep

Legislative Body: The Daggett County Board of County Commissioners.

Land Use Ordinance: omit

Lot: keep

Lot Area: keep

Lot Coverage: keep

Lot Depth: keep

Lot Line: keep

Mobile home: keep

Mobile home park: keep

Mobile home space: keep

Motel: Keep. Guestrooms used in this definition.

Nonconforming building or structure: A building or structure, or portion thereof, lawfully existing at the time this title, or amendments thereto, became effective, which does not conform to all height, area and yard regulations herein prescribed in the zone in which it is located. Yes to inclusion of underlined.

Nonconforming use: The lawful use of any building, lot, parcel of tract of land existing at the time this title, or amendments thereto, ~~becomes~~ **became** effective, which does not conform with the use regulations of the zoning district in which it is located. Yes to strikeout text and inclusion of bolded text.

Planned Unit Development: Keep

Restaurant: Brian will check on.

Service Station: A building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles, including minor repair activities which are subordinate to the sale of petroleum products.

Travel Trailer: keep

Travel Trailer Park: keep

Travel Trailer space: keep

Please be sure Sterling is not missing pages as most land use ordinances define terms such as variance, yards (front, sides, rear), zone, etc. Brian will check on these. Niel will also ask Sterling for examples.

Carrie announced for the record that Woody Bair appointed Chad Reed to act as Chair since Woody could not be present and Stew Leith, vice chair, has resigned.

Chad said this list of definitions is not complete without the ones that Brian is going to check on and further discussion on ones that there are questions on. Brian will send out an email once he completes the research.

5. Old Business: no old business.

6. Items for next agenda: Next regular meeting is scheduled for March 30, 2016 at 6:00 PM. Ask Woody if he can attend a work meeting on March 29 or 30, 2016 5:30 to 8:30 PM. Meeting adjourned at 8:50 PM.